006.A	0003	0031.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	704,000	/	704,000
USE VALUE:	704,000	/	704,000
ASSESSED:	704,000	/	704,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		CHANDLER ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	HEMPEL CHRISTOPHER M &
Owner 2:	PEDERSEN CATHERINE J
Owner 3:	
Street 1:	31 CHANDLER ST UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HEMPEL CHRISTOPHER M -
Owner 2:	-
Street 1:	31 CHANDLER ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Aluminum Exterior and 1410 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	700,600	3,400		704,000
Total Card	0.000	700,600	3,400		704,000
Total Parcel	0.000	700,600	3,400		704,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 499.29 | /Parcel: 499.29

Legal Description

User Acct

281368

GIS Ref

GIS Ref

Insp Date

05/11/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 006.A-0003-0031.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	700,600	3400	.		704,000		Year end	12/23/2021
2021	102	FV	680,700	3400	.		684,100		Year End Roll	12/10/2020
2020	102	FV	670,700	3400	.		674,100	674,100	Year End Roll	12/18/2019
2019	102	FV	618,200	3400	.		621,600	621,600	Year End Roll	1/3/2019
2018	102	FV	548,000	3400	.		551,400	551,400	Year End Roll	12/20/2017
2017	102	FV	477,800	3400	.		481,200	481,200	Year End Roll	1/3/2017
2016	102	FV	477,800	3400	.		481,200	481,200	Year End	1/4/2016
2015	102	FV	435,100	3400	.		438,500	438,500	Year End Roll	12/11/2014

!15349!

PRINT

Date	Time
12/30/21	20:36:34

LAST REV

Date	Time
05/11/18	08:47:30
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15349

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEMPEL CHRISTOP	67142-1		4/25/2016	Convenience	1	No	No		
PRYSE KEVIN W,	59220-171		6/1/2012		455,000	No	No		
CARPENTER BRAD	51498-105		7/29/2008		433,500	No	No		
ELLIS KEVIN J	48423-34		11/1/2006		420,000	No	No		
CARPENTER BRAD	51498-105		7/29/2005		433,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2015	16	Manual	2,525					Blown in cellulose

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Measured	DGM	D Mann
9/1/2012	MLS	EMK	Ellen K
3/20/2007	External Ins	BR	B Rossignol
10/24/2006	Permit Visit	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	5443
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7805													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:
Spl Credit		Total:							

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	49.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99485052
Adj $ / SQ:	409.630
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	734336
Depreciation:	33779
Depreciated Total:	700556

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	2	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	1
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	450.59
Special Features:	0	Val/Su Net:	496.88
Final Total:	700600	Val/Su SzAd	496.88

SKETCH

UnSketched SubAreas:
GLA: 1410,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,410	409.630	577,578

Net Sketched Area:	1,410			Total:	577,578
Size Ad	1410	Gross Area	1410	FinArea	1410

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

006.A-0003-0031.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X10	A	AV	1923	26.90	T	40	102			3,400			3,400

More: N | Total Yard Items: 3,400 | Total Special Featues: | Total: 3,400

IMAGE

AssessPro Patriot Properties, Inc